

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Allison M. Lucas

Debtor

NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER,

Movant

Allison M. Lucas

v.

Respondent

and  
John C. Melaragno, Trustee

Additional Respondent

BK. NO. 18-10975 TPA

CHAPTER 7

Related to Document No. 53

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 20th day of May , 2019, at Pittsburgh, upon Motion of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 2191 Roberts Road, Erie, PA 16510 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge **jim**

Allison M. Lucas  
2191 Roberts Road  
Erie, PA 16510

Tina M. Fryling Esq.  
4402 Peach Street, Suite 3  
Erie, PA 16509  
[tinafryling@gmail.com](mailto:tinafryling@gmail.com)

John C. Melaragno  
502 West 7th Street.  
Erie, PA 16502  
[johnm@mplegal.com](mailto:johnm@mplegal.com)

KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**Western District of Pennsylvania**

In re:  
 Allison M. Lucas  
 Debtor

Case No. 18-10975-TPA  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: lfin  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: May 20, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 22, 2019.

db +Allison M. Lucas, 2191 Roberts Road, Erie, PA 16510-2379

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 22, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 20, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper  
 bkgroup@kmllawgroup.com  
 James Warmbrodt on behalf of Creditor Pacific Union Financial, LLC bkgroup@kmllawgroup.com  
 John C. Melaragno, Trustee johnm@mplegal.com,  
 jmalaragno@IQ7technology.com;katie@mplegal.com;kbernsley@hotmail.com;john.mello21@gmail.com  
 Kevin Scott Frankel on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper  
 pabk@logs.com  
 Nicholas R. Pagliari on behalf of Creditor Tendto Credit Union, f/k/a Erie Community Credit  
 Union npagliari@mijb.com, sburick@mijb.com  
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
 Tina M. Fryling on behalf of Debtor Allison M. Lucas tinafryling@gmail.com,  
 tfryling@mercyhurst.edu;r53088@notify.bestcase.com

TOTAL: 7